

# **Headquarters, Department of the Army**



## **Fort McPherson, GA**

### **Conveyance Progress Report as of 1 April 2015**



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Office of the Assistant Chief of Staff for Installation Management (OACSIM)  
Operations Directorate– Base Realignment and Closure (ODB)

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Entrance to Fort McPherson, Georgia.

## **BRAC 2005 Recommendation**

Close Fort McPherson, GA. Relocate the Headquarters U.S. Army Forces Command (FORSCOM), and the Headquarters U.S. Army Reserve Command (USARC) to Pope Air Force Base [Fort Bragg], NC. Relocate the Headquarters 3rd U.S. Army to Shaw Air Force Base, SC. Relocate the Installation Management Agency Southeastern Region Headquarters and the U.S. Army Network Enterprise Technology Command (NETCOM) Southeastern Region Headquarters to Fort Eustis, VA. Relocate the Army Contracting Agency Southern Region Headquarters to Fort Sam Houston, TX.

## **History**

In 1885, Congress authorized the purchase of land and establishment of a 10-company post named after MG James Birdseye McPherson, a civil war officer killed while on a reconnaissance patrol during the Battle of Atlanta. Over the years, Fort McPherson served as a general hospital, a recruit training center, a POW facility for both Spanish Army prisoners and WWI German prisoners, district headquarters of the Civilian Conservation Corps, and both a reception and separation center during World War II. In recent years, Fort McPherson was home to several major Army headquarters.

## **Current Status**

Fort McPherson closed on September 15, 2011. To date, the Army has transferred 11.4 of Fort McPherson's 487 acres. The Army continues to maintain the remaining acreage, infrastructure and facilities while executing the environmental remediation requirements and conveyance plan.

## **Property Description**

Fort McPherson is only minutes away from a major international airport and downtown Atlanta, and is within walking distance of two rapid transit stations. It was primarily an administrative post, which included several large office buildings, a picturesque historic district, a health clinic, housing and an 18-hole golf course.



## **Caretaking Status**

A staff of three Federal employees with contract support remains on Fort McPherson to provide caretaker services for both Fort McPherson and Fort Gillem. These include oversight of facilities maintenance and operation, property accountability, local interface with community leaders, on-the-ground coordination of the environmental clean-up and property conveyance efforts.



## **Fort McPherson Environmental Clean-up**

### **Contamination Concerns**

The primary contaminants are Metals, Polycyclic Aromatic Hydrocarbons (PAH), Semi-Volatiles (SVOC) and Volatiles (VOC). Most of the contaminants came from the chemicals used at the Dry Cleaning Facility, the waste burned at the Ash Dump Pit, and the lead that is being recovered at the Firing Ranges that were on the installation over the years. These contaminants are affecting groundwater and soil. Army investigations to date show that unexploded ordnance (UXO) and munitions and explosives of concern (MEC) are not a significant issue. The Army has a mature program to clean up documented environmentally contaminated sites and continues to work closely with the Georgia Department of Natural Resources, Environmental Protection Division (GA EPD) to resolve any remaining environmental issues.



## Fort McPherson, Proposed Reuse Plan

The reuse plan developed by the McPherson Planning Local Redevelopment Authority (MPLRA) and subsequently revised by the McPherson Implementing Local Redevelopment Authority (MILRA) was designed to create a live-work-play community anchored by a research center. The original plan developed in 2007 required revision due to the economy falling into recession, resulting in lost opportunities. The primary change is MILRA's plan to sell approximately 330+/- acres to Tyler Perry Studios. The remaining 144+/- acres will be retained by MILRA and developed to support the surrounding community's needs.





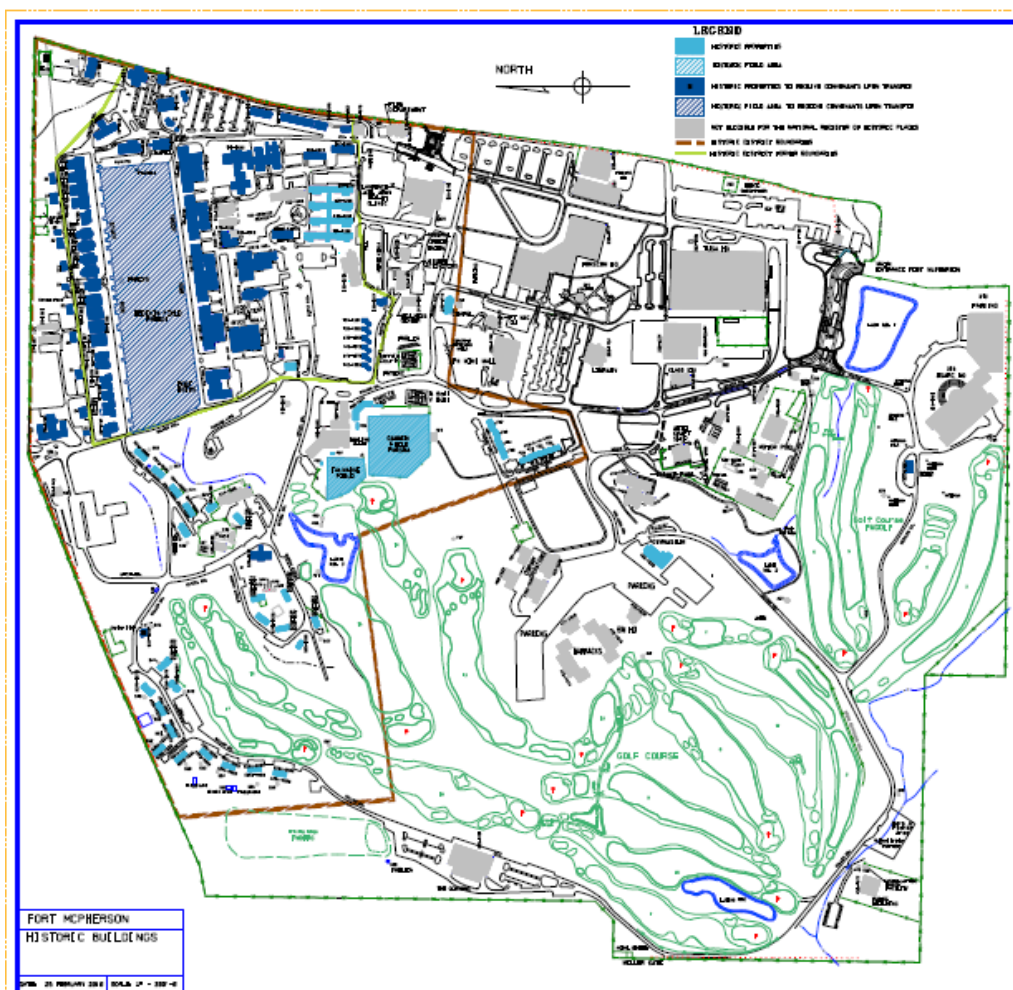
# Fort McPherson, Programmatic Agreement, Section 106

## Fort McPherson, Section 106, Memorandum of Agreement:

On 17 August 2010, the Army, the Advisory Council on Historic Preservation, and the Georgia State Historic Preservation Office, executed a Memorandum of Agreement for the closure and disposal of Fort McPherson. All parties agreed to the following stipulations to take into account the effect of the undertaking on historic properties and fulfills the Army's responsibilities under Section 106 and 110 of the National Historic Preservation Act. The stipulations include:

1. Production of a Popular Report (capturing the history of the installation)
2. Photographic documentation on each historic property
3. Historic American Buildings Survey (HABS) Level II documentation of Building 455 (Firing Range)
4. Preparation of an Existing Conditions Survey and Design Standards for select historic properties
5. Revision of Fort McPherson National Register Historic District nomination
6. Encouraging historic preservation on those properties not receiving covenants by providing:
  - (a) information on the properties historic significance and
  - (b) information on tax incentives for rehabilitation of historic structures
7. Provision of historic textual records to the SHPO and National Archives

All stipulations have been met.



## Fort McPherson Property Conveyance Plan

At the time of the BRAC closure announcement, Fort McPherson consisted of 487 acres. To date, 11.4 acres have transferred. The Army continues to work with the MILRA on conveyance of the remaining property under an Economic Development Conveyance (EDC).

### **EDC - Phase 1:**

The Army expects to convey 435 acres of environmentally clean property under an EDC in 3rd Qtr FY15. This phase of transfer includes parcels identified for interim leasing by MILRA after transfer and provides 27 acres for use as a Public Safety Academy for the City of Atlanta to serve as its primary training location for police and fire protection personnel.

### **EDC - Phase 2:**

Because of existing environmental contamination, four parcels containing approximately 41 acres of property cannot be transferred with the initial EDC property. The Army plans to transfer these parcels as clean-up is completed. Anticipate transfers to occur as follows:

Phase 2 Parcel 1: Ash Dump Site (5 acres), 1st Qtr FY16

Phase 2 Parcel 2: Crematory Site (1 acre), 1st Qtr FY16

Phase 2 Parcel 3: Trap & Skeet Site (22 acres), 2nd Qtr FY16

Phase 2 Parcel 4: Dry Cleaner Site (13 acres) 1st Qtr FY21

### **Property Conveyed (11 of 487 total acres) and Projected:**

Parcel Name	Parcel Acres	Disposal Date	Parcel Recipient	Conveyance Authority
Medical Clinic and Offices	10.1	16 Feb 2012	VA	Fed to Fed
Associated Credit Union	0.8	26 Apr 2012	ACU	Depository Institution
Fort McPherson Credit Union	0.5	18 Jun 2012	FMCU	Depository Institution
EDC-Phase 1	434.6	3rd Qtr FY15	MILRA	EDC
EDC-Phase 2, Parcel 1	5.0	1st Qtr FY16	MILRA	EDC
EDC-Phase 2, Parcel 2	1.0	1st Qtr FY16	MILRA	EDC
EDC-Phase 2, Parcel 3	22.0	2nd Qtr FY16	MILRA	EDC
EDC-Phase 2, Parcel 4	13.4	1st Qtr FY21	MILRA	EDC

As of 1 April 2015

## Key Milestones Achieved

17 August 2010	Executed Memorandum of Agreement, Section 106, National Historic Preservation Act, for the Closure and Disposal of Fort McPherson
2 September 2011	HUD approved Fort McPherson Reuse Plan
15 September 2011	Closed Fort McPherson
16 February 2012	Completed transfer of VA Parcel (10.11 acres)
26 April 2012	Completed transfer of Associated Credit Union Parcel (0.79 acres)
18 June 2012	Completed transfer of Fort McPherson Credit Union Parcel (0.48 acres)
18 November 2013	FOST signed
20 August 2014	Revised draft EDC submitted to the Army.
24 March 2015	New EDC Deal Points signed.



Van Dorn Hall